

SANTA ROSA MARKETPLACE

2280 Santa Rosa Avenue Santa Rosa, CA



DRIVE THRU PAD OPPORTUNITY AVAILABLE!



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 **KEYSTONE**
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PROPERTY SUMMARY



HIGHLIGHTS

- In the **99th percentile** of foot traffic nationally for Power Centers, **#7 in the US overall, #2 in California**
- Santa Rosa Marketplace is the Premier Regional Shopping Center in the Heart of Santa Rosa, CA
- This Costco and Target anchored retail shopping center is home to over 27 national retailers with over 544,234 SF of retail space
- Strong Regional Draw from Neighborhoods in Proximity within a Residential Population of over 200,000
- Largest Volume Center in the North Bay
- Excellent Visibility from Santa Rosa Avenue– 28,093 VPD
- Santa Rosa Avenue is Sonoma County’s Regional Retail Row
- Upcoming Availability:
 - Pad 6 (w/Drive Thru)-Lease Expiration 06/01/24 (±2,530 sf)
 - Shop A5A-Lease Expiration 07/31/24 (±4,000 sf)
 - Major 3-Lease Expiration 11/30/2025 (±12,500 sf)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Population	19,974	108,557	203,254
No. of Households	6,148	38,710	74,806
Avg. HH Income	\$98,348	\$104,244	\$116,565

Tenants Include:



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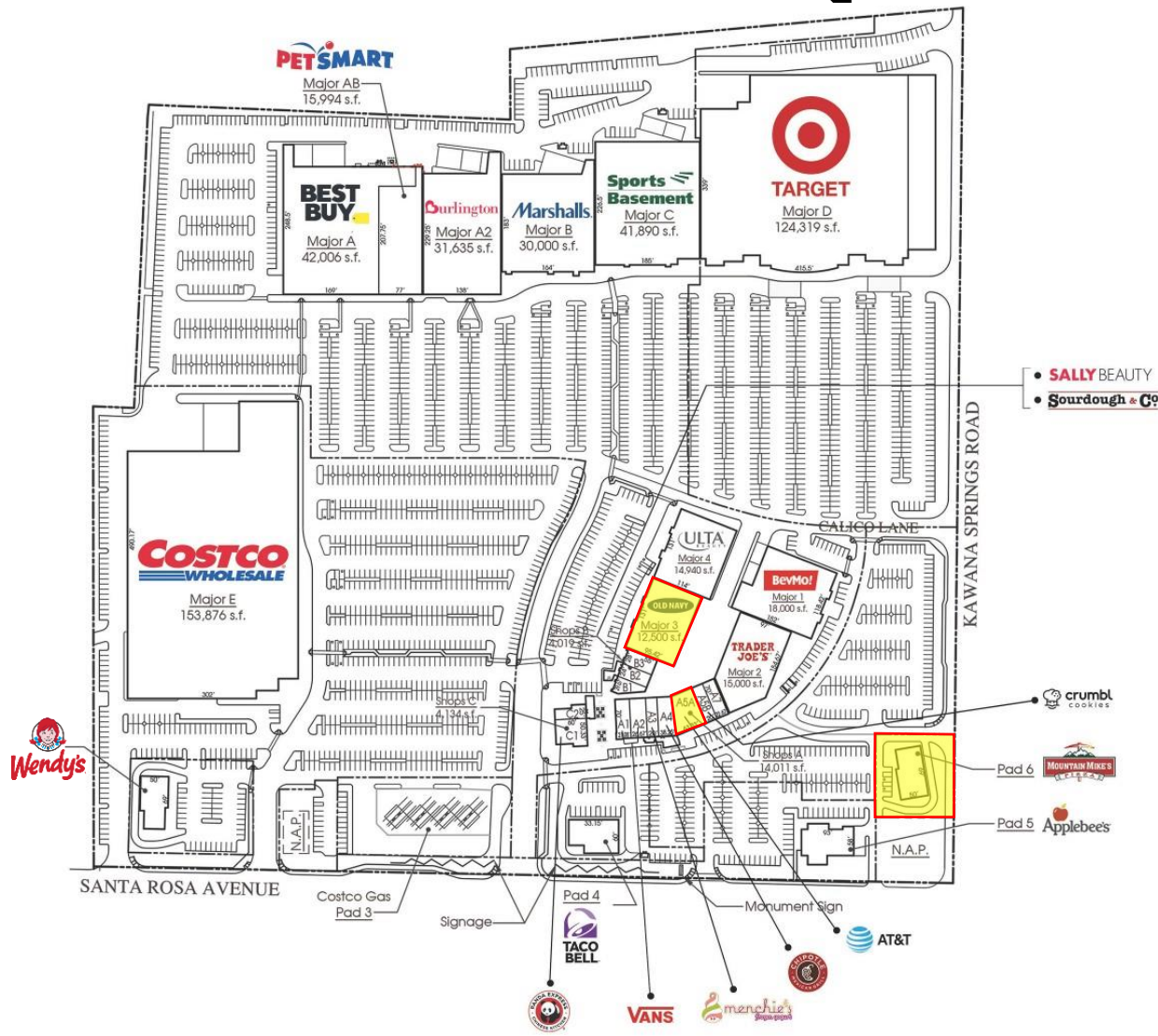


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SITE MAP & INDEX

SANTA ROSA MARKETPLACE

SUITE ID	TENANT	SIZE (SF)
Major A	Best Buy	42,006 sf
Major A2	Burlington	31,635 sf
Major AB	PetSmart	15,994 sf
Major B	Marshalls	30,000 sf
Major C	Sports Basement	41,890 sf
Major D	Target	124,319 sf
Major E	Costco	148,027
Major 1	Bevmo!	18,000 sf
Major 2	Trader Joe's	15,000 sf
Major 3	Old Navy	12,500 sf
Major 4	Ulta Beauty	14,940 sf
Shop A1	Vans	1,500 sf
Shop A2	Vans	1,866 sf
Shop A3	Menchie's	1,400 sf
Shop A4	Chipotle	2,245 sf
Shop A5A	AT&T	4,000 sf
Shop A5B	Crumbl Cookie	1,400 sf
Shop A7	Ohana Hawaiian BBQ	1,600 sf
Shop B1	Teaspoon	1,159 sf
Shop B2	Jimmy John's	1,320 sf
Shop B3	Sally Beauty Supply	1,540 sf
Shop C1	Panda Express	2,827 sf
Shop C2	Chubby's Diner	1,307 sf
Pad 1	Wendy's	3,450 sf
Pad 3	Costco Gas	6,000 sf
Pad 4	Taco Bell	1,989 sf
Pad 5	Applebee's	5,400 sf
Pad 6	Mountain Mike's Pizza	2,530 sf



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PAD 6 DRIVE THRU OPPORTUNITY



EXISTING DRIVE THRU



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OUTDOOR PATIO



FRONT OF BUILDING w/ OUTDOOR PATIO

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CENTER PHOTOS



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RETAIL TRADE MAP



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